



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The SOUTH END LANDMARK DISTRICT COMMISSION will hold a public hearing:

DATE: Tuesday, September 7, 2010
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

DESIGN REVIEW APPLICATIONS

5:30 – 5:45

Application: 11.231 SE

Applicant:

48 Gray Street

Antonio Misdea: Dismantle existing chimney, visible from Gray Street.

5:45 – 6:10

Application: 10.1457 SE

Applicant:

551 Tremont Street

MetroPCS Massachusetts, LLC: Continuation of review of installation of telecommunications antennas and equipment. Previous application was denied without prejudice at July 6, 2010 public hearing.

6:10 – 6:25

Application: 11.232 SE

Applicant:

209 West Canton Street

Niall Quigley: Replace flat roof. Remove and replace existing roof deck, visible from Yarmouth Street.

6:25 – 6:45

Application: 11.234 SE

Applicant:

435 Shawmut Avenue

Steven Voight: Replace wood windows, including curved wood sash, with flat sash. Replace exterior wood trim around windows. Remove storm windows.

6:45 – 7:05

Application: 11.235 SE

Applicant:

62 Clarendon Street

Bob Stafford: Replace 12 curved wood sash windows with exact duplicates.

7:05 – 7:20

Application: 11.236 SE

Applicant:

28 Bradford Street

Cameron Kelley: Replace double-leaf wood door with steel/fiberglass door.

7:20 – 7:35

Application: 11.237 SE

Applicant:

536 Massachusetts Avenue

Mike Bedard: Replace three windows with wood 2/2 windows, including two windows in bow front. Building appears to retain curved sash in other stories of the bow front.

(over)

7:35 – 7:50

Application: 11.238 SE

Applicant:

725 Albany Street (91 East Concord Street)

Tsoi/Kobus & Associates, Architects: Install signage for Boston Medical Center's Shapiro Ambulatory Care Center building.

7:50 – 8:05

Application: 11.239 SE

Applicant:

2 Clarendon Street

Jim DeCoste: Install shadowbox fence at rear of existing roof terrace, visible from Tremont Street-Hanson Street intersection.

8:05

REVIEW OF ARCHITECTURAL VIOLATIONS

164 West Newton Street: Alterations to a rear ell that is visible from both West Newton Street and Hiscock Park, done without SELDC review. Property owner submitted application after the violation notice was issued.

86 Worcester Street: Installation of an approximately 5-inch long white PVC pipe at the left-side base of the front entrance stair.

38 Union Park: Installation of an unpainted metal downspout on the front of the building.

9:00

ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspection Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult the staff at the telephone number listed below. Thank you.

11.093 SE: 380 Columbus Avenue: Repair lintels and sills, color and finish to match existing conditions.

11.114 SE: 95 Pembroke Street: Repoint façade using mortar that will match the original in color and texture.

11.115 SE: 215 West Canton Street: Replace gutter with copper to match existing profile.

11.116 SE: 160 West Canton Street: Repair, repoint and paint entrance stair (stoop) appropriate brownstone color; repoint brick walks.

11.123 SE: 443 Shawmut Avenue: Replace, paint failing dormer window casework front and rear in-kind.

11.124 SE: 445 Shawmut Avenue: Replace, paint failing dormer window casework front and rear in-kind.

11.225 SE: 11 ½ Greenwich Park: Repair, repoint and paint front-stoop steps and stringers to match existing brownstone color.

11.127 SE: 237 West Canton Street: Repair, repoint and paint front stoop steps to match existing brownstone color; excavate and replace garden in order to install waterproof membrane; repair existing brownstone garden curb; pave existing below-stoop entrance walk with City Hall brick pavers.

11.132 SE: 165 West Canton Street: Repoint side and rear elevations, replace damaged bricks in-kind, paint fire escape existing color (black).

11.155 SE: 128 Pembroke Street: Replace four 1980s 2/2 wood windows in kind, with muntins that have trapezoidal profiles.

11.180 SE: 574-580 Tremont Street: Repoint four elevations.

11.181 SE: 16 Claremont Park: Repoint front elevation.

11.182 SE: 81 Appleton Street: Repoint and wash front elevation, repair brownstone lintels and sills, replace or reset and damaged bricks in-kind as necessary, also caulk, prime and paint wood trim.

11.183 SE: 151 West Canton Street: Install three wood replacement windows in front dormer, center window to be 2/2 and narrow flanking windows to be 1/1. Repair or replace rotted wood trim around windows. Replace slates and gutters at rear.

11.184 SE: 211 West Newton Street: Repair front stoop and walkway.

11.185 SE: 4 Union Park Street: Install painted metal downspout at right edge of front elevation.

11.186 SE: 25 Upton Street: Install rubber membrane on flat roof, new copper flashing. Install new skylight, which will not be visible from the street. Repair bricks at rear, if necessary.

11.187 SE: 435 Shawmut Avenue: Repoint three elevations and apply sealant.

11.188 SE: 1407 Washington Street: Install painted aluminum sign with raised acrylic letters in existing signboard above storefront.

11.189 SE: 222 Northampton Street: Repoint front elevation, repair brownstone lintels and sills, paint lintels and sills color to match brownstone, repair and paint wood trim, replace concrete walkway to match existing, reset original granite curbs to be flush and level, replace existing chain link fence with black wrought iron fence similar to modern iron fences at flanking properties.

11.190 SE: 192 West Brookline Street: Repoint front elevation, repair and repaint brownstone steps.

11.191 SE: 534 Columbus Avenue: Replace a modern side door in a recessed vestibule, to match the front door that was approved by SELDC in 2007.

11.192 SE: 1154 Washington Street, Unit #2 and Unit #3: Replace 12 single-pane wood windows with wood framed, in-kind windows.

11.193 SE: 8 Greenwich Park: Replace wood lattice railings of existing deck with wrought iron railings and replace floor planks as needed.
11.194 SE: 5 St. Charles Street: Repoint front elevation, repaint lintels with Benjamin Moore HC-69.
11.195 SE: 93 Waltham Street: Replace 11 6/6 windows, approximately 30-40 years old, with wood 2/2 windows. Replace six casement windows in attic dormer, in-kind.
11.196 SE: 13 Rutland Square: Re-open three basement-level windows that are currently blocked with plywood and vents, and install one-light wood windows in these arched openings.
11.197 SE: 539 Tremont Street (BCA): Replace flat roof, not visible behind parapet wall, and replicate the copper fascia.
11.198 SE: 122 Chandler Street: Replace four modern wood windows in front attic dormers in-kind. Replace two aluminum 2/2 windows in rear elevation, facing Lawrence Street, with aluminum-clad wood 2/2 windows. Repair wood window trim in-kind.
11.230 SE: 122 Chandler Street: Replace vertical board fence at rear, facing Lawrence Street. Other board fences at adjacent properties were approved in 1998 and 1996.
11.233 SE: 83 Warren Avenue: Repoint front elevation.
11.237 SE: 542 Columbus Avenue, Unit 2: Replace eight 1/1 wood windows facing public way with 2/2 aluminum-clad wood windows. Existing wood windows at Unit 2 were installed in 1993, replacing metal ones. All windows in building were replaced with metal ones in early 1980s per file. Replacement aluminum-clad windows were approved for upstairs Unit 3 in 2003.

PROJECTED ADJOURNMENT: 9:15 P.M.

Date posted: August 27, 2010

cc: Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list)

For additional information, please contact South End Landmark District Commission staff at 617-635-3850.